

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
BOARD OF ZONING ADJUSTMENT



Application No. 12133 of Domenica Morisi for a variance from the requirements regarding the location of parking spaces (Sub-section 7205.2) to permit parking within ten feet of a dwelling in the R-5-B District at the premises 2156 F Street, N.W.

HEARING DATE: May 19, 1976

DECISION DATE: May 25, 1976

DISPOSITION: Application GRANTED by a vote of 5-0 (Lilla Burt Cummings, Leonard L. McCants, William S. Harps, Theodore F. Mariani and William F. McIntosh to grant)

FINAL DATE OF ORDER: July 8, 1976

ORDER

Upon consideration of the applicant's request for Modification of condition "B" of this Board's Order No. 12133, dated July 8 1976 (copy attached), the Board hereby orders that Condition "B" is amended to read as follows:


- B. Such wall shall be of masonry construction with stucco covering both sides and shall be done in a workmanlike manner. This wall shall extend at least two feet above the level of the grade of the property at 2154 F Street.

VOTE: 5-0 (Chloethiel Woodard Smith, Walter B. Lewis, Charles R. Norris, William F. McIntosh and Leonard L. McCants)

DECISION DATE: September 7, 1977

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
STEVEN E. SHER  
Executive Director

FINAL DATE OF ORDER: 16 SEP 1977

Before the Board of Zoning Adjustment, D. C.

Application No. 12133 of Domenica Morisi, for a variance from the requirements regarding the location of parking spaces (sub-section 7205.2) to permit parking within ten feet of a dwelling in the R-5-D District, at the premises 2156 F Street, N. W.

HEARING DATE: May 19, 1976

DECISION DATE: May 25, 1976

FINDINGS OF FACT:

1. The subject property is located in an R-5-D Zone District.
2. The property is improved with a single family dwelling.
3. Pursuant to Section 7204 of the Zoning Regulations, parking space shall be 9 x 19 feet. The subject property has a rear yard of 9 x 18.69 feet. Thus, a variance of 0.31 feet is required.
4. The Board allowed the applicant to amend the application to request the variance of 0.31 feet at the public hearing.
5. Section 7205.2 of the regulations also require that no parking be located within ten feet of a one-family dwelling. Thus, a variance of ten feet is required.
6. There is one small window in the wall of the building which abuts the subject property line. This window is covered by bars. The building is the property of the State Department. The other side of the parking space has a window and door leading to the applicant's dwelling unit.
7. The neighborhood has a lack of on-street parking spaces.

CONCLUSIONS OF LAW AND OPINION:

The Board concludes that the requested variance is an area variance, the granting of which requires the showing of a practical difficulty. The Board concludes that the lack of on-street parking spaces in the area do create such a difficulty. The size of the lot also presents a practical difficulty in complying with the strict requirements of the Zoning Regulations. The Board further concludes that there would be no adverse impact on the neighborhood or negative

effect on adjoining property. It is therefore ORDERED that the application be GRANTED subject to the following conditions:


- a. The applicant shall erect a retaining wall along the property line between 2156 F Street, and 2154 F Street sufficient to support the property at 2154 F Street.
- b. Such wall shall be of masonry construction with brick facing on the top and the side facing the property at 2154 F Street, and shall extend two feet above the level of the grade of the property at 2154 F Street.

VOTE:

5-0 (Lilla Burt Cummings, Esq. Leonard L. McCants, William S. Harps and William F. McIntosh to grant, Theodore F. Mariani to grant by proxy).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED By:

  
ARTHUR B. HATTON  
Executive Secretary

FINAL DATE OF ORDER: JUL 08 1976

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.